



**WHITBY CLOSE**  
Holborough Lakes | Kent | ME6 5FJ



## THE PROPERTY

Presenting Whitby Close, built in 2016, this property stands as an exceptional example of a spacious, detached family home.

Spanning nearly 2,100 square feet over three levels, this remarkable home offers impressive accommodation throughout which will undoubtedly appeal to buyers seeking a residence capable of providing abundant space for the whole family whilst hosting gatherings with friends and family.

The heart of this home is the open-plan kitchen/dining/family room, featuring bi-folding doors along the entire back wall of the dining/family area, wonderfully combining indoor and outdoor living spaces. A spacious formal lounge offers an ideal escape from the home's bustling social areas, complemented by extra space through a temporary garage conversion into a home gym and snug. The convenience is further enhanced by a nearby utility room and cloakroom, completing the ground floor arrangement.

The top two floors house five double bedrooms, with the master featuring a private walk-in dressing room, an ensuite shower room, and a superb west-facing sun terrace. The remaining first floor bedrooms are served by an additional family bathroom, while a third bathroom on the second floor is situated across the reception landing from the largest bedroom, which spans an impressive 18 feet.

Heading outside, the home enjoys private parking with the front driveway and boasts an unusually generous garden for a modern home. The sociable theme of this home is also on display through the landscaped garden and is most certainly a space for enjoying and entertaining rather than maintaining.

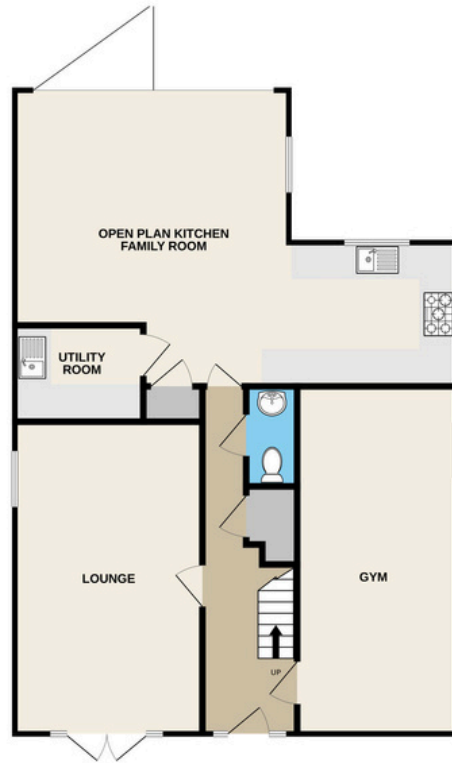


## THE LOCATION

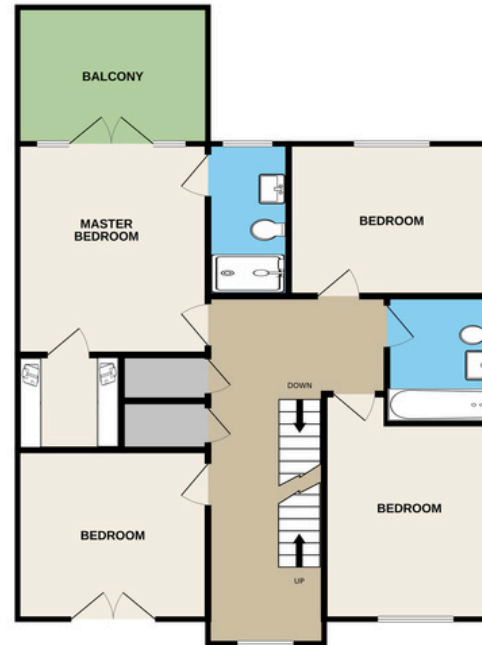
Whitby Close is a collection of just six properties located along a private gated drive that borders the adjoining village green within the lakeside development of Holborough Lakes - a contemporary development created by Berkeley Homes, located just half a mile from Snodland Rail Station and less than two miles from the nearest junction of the M20.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Ground Floor

Entrance Hallway  
 Cloakroom  
 Lounge - 18'4 x 11  
 Open Plan Kitchen/Family Room - 28'8 x 17'6 maximum  
 Utility Room - 7'6 x 5'8  
 Gym - 19'2 x 9'4

### First Floor

Landing  
 Master Bedroom - 12'5 x 11'2  
 Walk In Dressing Room  
 Private Sun Terrace  
 En-Suite Shower Room  
 Bedroom 3 - 11'6 x 10  
 Bedroom 4 - 11'2 x 8'10  
 Bedroom 5 - 11'2 x 9'11  
 Bathroom

### First Floor

Reception Landing  
 Bedroom 2 - 18 x 14'10 maximum  
 Shower Room  
 Large Storage Room

### Exterior

Front Driveway  
 Landscaped Garden



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